GENERAL NOTES			Lot Are	eas	Nine Mile Rd
GENERAL NOTES 1 Use: Residential (Multi-Family Urban)	SUBDIVISION CERTIFICATE				Carrington St
2 Current Zoning: R-63	THE SUBDIVISION OF LAND SHOWN ON THIS PLAT, DESIGNATES AS BOW		Lot 1	Lot 6	Venable St / No. 27/
3 Setbacks: To Be Determined In SUP Review In Compliance With	IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH DESIRES OF TH UNDERSIGNED OWNERS, THERE IS A MORTGAGE ON THE PROPERTY IN T		1423.12 Sq. Feet	2116.57 Sq. Feet	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
Special Use Permit And Site Plan.	STREETS, ALLEYS AND EASEMENTS OF THE WIDTH AND EXTENT SHOW.		0.033 Acres	0.049 Acres	
4 Address: 608 N. 26th Street	OF RICHMOND, VIRGINIA FREE AND UNRESTRICTED BY ANY PREVIOUS E	EASEMENTS ARE AGREEMENTS	Lot 2	Lot 7	
5 Tax Number: E0000382006B 6 Water Supply: City Of Richmond	EXCEPT AS NOTED ON THIS MAP AT THE TIME OF RECORDATION. ALL EA AND UNDERGROUND DRAINAGE AND FOR UNDERGROUND UTILITIES UN		1423.12 Sq. Feet	2116.57 Sq. Feet	
7 Sewer Hookup: City Of Richmond	AND UNDERGROUND DRAINAGE AND FOR UNDERGROUND OTHER TES UN ALL UNRESTRICTED EASEMENTS ARE SUBJEECT TO THE RIGHT OF THE		0.033 Acres	0.049 Acres	Site
8 Drainage: Roadside Ditches, Curbing And Gutter	ESTABLISH ALLEYS ON SAID EASEMENTS AT A FUTURE TIME WITHOUT	COST OF THE PROPERTY INVOLVED.	Lot 3 2161.28 Sq. Feet	Lot 8 1872.83 Sq. Feet	
9 Public Utilities: Overhead 10 Owner Of Property: Bowler Housing L.P. Attn. Tony A. Webb	THE DEDICATION OF EASEMENTS TO THE CITY INCLUDES THE RIGHT TO THE ADJOINING LAND FOR CONSTRUCTION AND MAINTENENCE OF PUB		0.050 Acres	0.043 Acres	
11 Total Area Of Lots: 17704.77 Sq. Ft. 0.406 Acre	OF THE EASEMENTS SHOWN HEREON. ALL DEDICATIONS OF THE LAND.	ARE SUBJECT TO THE RIGHT OF THE	Lot 4	Lot 9	Visit XFL
Area In Roads O Area In Land Dedicated For Public Purposes 0	CITY OF RICHMOND, VIRGINIA TO ESTABLISH STREETS ALLEYS OR EASE.	MENTS ON SUCH PROPERTIES AT A	2116.57 Sq. Feet	2358.14 Sq. Feet	Tr. Leigh St.
Area In Private Alley 3574.51 Sq. Feet 0.082 Acres	FUTURE TIME WITHOUT COST OF THE PROPERTY INVOLVED.		0.049 Acres	0.054 Acres	
Total Area 21279.28 Sq. Feet 0.489 Acres 13 Lot Is Located In FEMA Flood Zone X On Panel No. 5101290041E			Lot 5	Public Alley	` ` ` `
13 Lot is Located in FEMA Plood Zone X on Funer No. 3101290041E 14 The Property Within This Division Does Not Contain Wetlands			2116.57 Sq. Feet 0.049 Acres	3574.51 Sq. Feet 0.082 Acres	Scale 1" = 2000'
Identified In The National Wetlands Inventory Map.	SOURCE OF TITLE:		U.U47 ACIES	0.002 Acres	
15 The Property Within This Division Is Not Located Within	Parcel E0000382006B				
A Chesapeake Bay Preservation Area.	The property embraced within the limits of this Resubdivision was			2	
16 Traffic Zone: 1063	Conveyed from Bowler Housing L.P. toby deed dated			83	LINE BEARING DISTANCE L1 N 73°54'26" E 39.22'
17 Base Deed For Subject Parcel:	and recorded in in the			NAD ON	L2 N 36°40′24″ E 18.00′
18 Developer: Bowler Townhomes,LLC	Clerk's office of the Circuit Court of Richmond, Virginia.				L3 N 53°18'34" W 96.00' L4 N 36°37'00" E 151.00'
	Duy Doroye 5/24/22				L5 N 53°18'34" W 31.83' L6 N 53°18'34" W 24.17'
					L7 N 53°18'34" W 23.67' L8 N 53°18'34" W 23.67'
	George A. Harocopos, LS #2524 Date				L9 N 53°18'34" W 23.67'
					L10 N 53°18'34" W 23.67' L11 N 53°18'34" W 23.63'
					L12 N 53°18'33" W 23.64' L13 N 36°40'24" E 20.00'
		N. 25TH STREET			L14 S 53°18'34" E 3.46'
IN WITNESS WHEREOF					L15 N 36°40'24" E 69.42' L16 S 36°40'24" W 89.42'
			T T		L17
XXXXXXXXXXXX DATE	E0000382031 Cathleen Thomas ZONED:R-63				L18
REPRESENTATIVE FOR XXXXXXXXXXXXX	<u> </u>		E0000382040 Five Corners LLC 180012018 SQ S ZONED:UB-PE4		L20 S 36°40'24" W 89.42' L21 N 36°40'24" E 89.42'
CITY/COUNTY OF	E0000382023 Mary A. Conmy & William M. Blayock		\$\partial \partial \par		L22
CITY/COUNTY OF COMMONWEALTH OF VIRGINIA	ZONED:R-63		00018 0018 1 2 Cm:		L24 N 53°18'34" W 31.83' L25 N 36°37'00" E 43.07'
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFOR ME	E0000382022 Otis L. Miller ZONED:R-63		VILO 2 Sty Frame V		L26 N 53°23′00″ W 22.00′ L27 N 36°37′00″ E 0.51′
	ZONED:R-63				L27 N 36°37′00" E 0.51′
THIS DAY OF	E0000382021 Jonah B. Tane ZONED:R-63	E0000382032 E = \ \ E = \ \	t Conc		
	ZONED:R-63	160021392 284 0 24	9.42'		
NOTARY PUBLIC	E0000382020 Carole A. Pratt & Richard H. Mansell		ot 9		
NOTERY REGESTRATION NUMBER	Richard H. Mansell ZONED:R-63	L27 L13 4	L15	SURV	VEYOR'S CERTIFICATE
MY COMMISSION EXPIRES	E0000382019 Joan F. Oberle ZONED:R-63	l l kumus	<u> </u>	I certify that the bou	ındry lines shown hereon are based on a
	ZONED:R-63		Lot 8 (1.0)	field survey and are	correct and that, to the best of my
IN MUTNICC MULEDEGE	E0000382018	Gravel ! ! ! ! ! ! ! ! ! ! ! ! ! ! ! ! ! ! !	L16 27	knowledge and beliej ordinance for approv	f, all the requirements as set forth in the
IN WITNESS WHEREOF	Joseph W. Spriggs ZONED:R-63		Lot 7 [29]	Richmond Virginia, h	f, all the requirements as set forth in the ving plats of subdivisions for recordation in have been complied with. All monuments will
				be set within one yea	ır of this date.
BRYAN TRAYLOR DATE	N 36°40	0'24" E 131.00'		Dund	N
REPRESENTATIVE FOR BOWLER TOWNHOMES, LLC		E0000382006B	ot 6 29:		, ,
CITY/COUNTY OF		aining Parent Parcel		George A. Harocop	pos, LS #2524 Date
COMMONWEALTH OF VIRGINIA		0.678 Acres	7.04		THE COLUMN
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFOR ME	[ot 5		LALIN OF CL
THIS DAY OF	2 25.6	Building & S	L19 N H		
			Lot 4		The Z
NOTARY PUBLIC			ω		GEORGE A. HAROCOPOS
NOTERY REGESTRATION NUMBER	6'13" mmmm		L20		
MY COMMISSION EXPIRES		3 Story Stone #608	Lot 3		1 Jun Norry
MI GOMMISSION EM MES	N 5.		L21 7.		5/24/22 NO CHRITEYOF
Approved By Care	` 	L23	L22		SUKV P
APPROVAL BLOCK		Lot 1	Lot 2 E		• • • •
	9.92'		31		SURVEY OF
	9.92' - <u>Luiiiiiiiiiiiiiii</u>	223.90' 18.00' 44.71'	44.71'	1	BOWLER SUBDIVISION
		S 36°40'24" W 331.32'		L	
		l v;	N 2710002 31	0	RICHMOND, VIRGINIA
	N. 3719727.56		`N. 3719993.30 E. 11797594.4	v 1	
	E. 11797396.53	N. 26TH STREET	, , , , , , , , , , , , , , , , ,	_	JN 51825
					A. G. HAROCOPOS & ASSOCIATES, P.C.
					CERTIFIED LAND SURVEYOR AND CONSULTANT
			0 40	80 120	4920 E.MILLRIDGE PKWY. SUITE 200 MIDLOTHIAN VA. 23112
			0 40		Office 804 744 2630 FAX 804 744 2632 E-MAIL AGHAROCOPOS72@GMAIL.COM
				1 41 40	Scale $1''=40'$ Date $5/24/22$ Drawn by GAH
			Sca	lle 1" = 40'	Dulo Drawn by